

IN RE: PETITION FOR ZONING VARIANCE	* BEFORE THE
W/S Gleneagles Court, 600 ft. N	
of c/l Cromwell Bridge Road	* ZONING COMMISSIONER
808 Gleneagles Court	
9th Election District	* OF BALTIMORE COUNTY
6th Councilmanic District	
Gleneagles, Inc., et al	* Case No. 95-341-A
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 808 Gleneagles Court near Cromwell Bridge Road and the Baltimore Beltway (I-695), in Towson. The Petition is filed by Gleneagles, Inc., property owner, and the Siena Corporation, Contract Purchaser. Variance relief is requested from Sections 255.1 (238.1 (238.2) and 102.2 of the Baltimore County Zoning Regulations (BCZR) to permit a minimum 25 ft. distance between all buildings in lieu of the required 60 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit Nos. 1, 2 and 3, the plats to accompany the Petition for Variance. Petitioners' Exhibit No. 3, a colorized plat, contains final revisions to the site plan dated March 2, 1995, April 7 and April 25, 1995.

Appearing at the requisite public hearing was Craig Pittinger on behalf of the Siena Corporation. Also present was Deborah Whittle from the STV Group, the consulting firm which prepared the site plan. The Petitioners were represented by Benjamin Bronstein, Esquire. There were no Protestants or other interested persons present.

As noted above, the subject site is located near Cromwell Bridge Road, not far from the Baltimore Beltway. The property is approximately 1.818 acres in size and is zoned M.L. Presently, the site is improved with a large one story brick building which was formerly used as the Gleneagles

OFFICE OF THE CLERK FOR FILING
 DATE 5/4/95
 BY M. Howard

MICROFILMED

Men's Wear warehouse/outlet. The building is now vacant. The Siena Corporation proposes acquiring the building and converting same to a warehouse facility. The proposed facility is similar to other public warehouses which exist in Baltimore County. Renters can lease space of varying sizes in order to store household or business goods.

As shown on the site plan, the existing building space will be utilized for storage. Also to be constructed are six long narrow buildings which will contain individual storage units. The site plan also shows that the site contains significant area of forest buffers, stream and wetlands. There is also limited frontage to the site from a public road (Gleneagles Court).

Based on these unique characteristics, the Petitioners request a variance to construct warehouse buildings within 25 ft. of one another in lieu of the required 60 ft. This proposed layout is similar to the layout of other warehouse facilities in the County. Moreover, it appears justified based on the unique character of the property including the natural topographical features thereof.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded that the requested relief should be granted. I will require the Petitioners to comply with the standard comment offered by the Department of Environmental Protection and Resource Management (DEPRM) dated April 20, 1995. That agency requests compliance with its standards in view of the environmentally sensitive areas on site.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

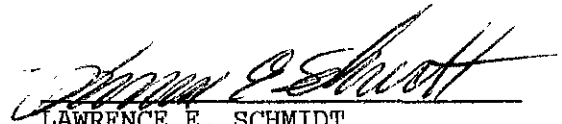
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of May, 1995 that a variance from Sections 255.1 (238.1

(238.2) and 102.2 of the Baltimore County Zoning Regulations (BCZR) to permit a minimum 25 ft. distance between all buildings, in lieu of the required 60 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comment dated April 20, 1995.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

COPIES RECEIVED FOR FILING
3/4/95
Mr. H. Cook

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 2, 1995

Benjamin Bronstein, Esquire
Evans, George and Bronstein
Susquehanna Building, Suite 205
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: Case No. 95-341-A
Petition for Variance
Gleneagles, Inc., et al, Petitioners
Location: 808 Gleneagles Court

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

cc: Deborah Whittle, STV Group
cc: Mr. Craig Pittinger, The Siena Corp.

RECORDED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 808 Gleneagles Court

which is presently zoned ML-IM MR-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

255.1 and (238.1) (238.2) and 102.2 to permit a minimum 25 ft distance between all buildings in lieu of the required 60 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Configuration of the property
2. And such other and further reasons as may be demonstrated at the time of hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner: Benjamin Bronstein
Evans, George & Bronstein

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Ste. 205
Address Phone No. 296-0200
Towson, Maryland 21204
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Gleneagles, Inc.

(Type or Print Name)

BY: Albert F. Bergschneider

Signature

Albert F. Bergschneider, Exec. Vice President
(Type or Print Name)

Signature

c/o Hart, Schaffner & Marx
101 North Wacker Drive

Address

Phone No

Chicago, Illinois 60606

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Anthony Cortea
STV Group

Name

21 Governor's Court, Balto, MD 21244

Address

Phone No

944-9112

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL ☒ OTHER

REVIEWED BY: mjk DATE 3/27/95



Printed with Soybean Ink
on Recycled Paper



MICROFILMED



STV Group

engineers/architects/planners/scientists/construction managers

975-341-A

STV/Seelye Stevenson Value & Knecht

STV/Sanders & Thomas

STV/Lyon Associates

STV Environmental

STV Architects

**ZONING DESCRIPTION
NO. 808 GLENEAGLES COURT
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on the westerly side of Gleneagles Court, which point is located the four following courses and distances from that point formed by the intersection of the centerlines of Cromwell Bridge Road (70 feet wide) and Gleneagles Court (60 feet wide); North 20°25'01" West 91.13 feet, thence by a curve to the left having a radius of 700.00 feet, an arc length of 284.76 feet, said curve being subtended by a chord bearing North 32°04'15" West 282.80 feet, thence North 43°43'29" West 190.52 feet, thence South 46°16'31" West 117.84 feet to the point of beginning of the parcel herein described, thence leaving said Gleneagles Court and running,

1. South 28°36'23" West 322.42 feet, thence
2. South 69°34'59" West 387.65 feet, thence by a curve to the right having,
3. A radius of 915.00 feet, an arc length of 385.51 feet, said curve being subtended by a chord bearing South 81°39'08" West 382.67 feet, thence
4. North 28°36'23" East 794.09 feet, thence
5. North 82°22'57" East 80.03 feet, thence by a curve to the right having,
6. A radius of 125.00 feet, an arc length of 55.45 feet, said curve being subtended by a chord bearing South 84°54'31" East 55.00 feet, thence
7. South 72°11'58" East 277.44 feet, thence by a curve to the left having,
8. A radius of 300.00 feet, an arc length of 118.66 feet, said curve being subtended by a chord bearing South 83°31'50" East 117.89 feet to intersect the aforesaid westerly side of Gleneagles Court, thence along same, by a curve to the right having,
9. A radius of 19.00 feet, an arc length of 27.03 feet, said curve being subtended by a chord bearing South 03°45'15" West 24.81 feet, and thence by a curve to the left having,
10. A radius of 74.00 feet, an arc length of 118.45 feet, said curve being subtended by a chord bearing South 01°14'28" East 106.20 feet to the place of beginning as recorded in Deed Liber O.T.G. No. 4552, Folio 556.

W. J. Seelye
309



STV Group

95-341-A

BEING a portion of Parcel A as shown on the final plat of Towson Industrial Park as recorded in Baltimore County Plat Book, W.J.R. No. 27, Folio 31, containing 369,924.8 square feet or 8.4923 acres of land, more or less. Also known as No. 808 Gleneagles Court and located in the 9th Election District.

STV GROUP

Mark A. Riddle

MD Professional Land Surveyor No. 10899



February 28, 1995

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-341-12

District 9th Date of Posting 4/16/95

Posted for: Variance

Petitioner: Glenagle, Inc.

Location of property: 808 Glenagle CT, w/s

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by M. K. Kaler Date of return: 4/21/95

Signature

Number of Signs: 1



CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-341-A
(Item 329)
808 Gleneagles Court
W/S Gleneagles Court,
600' N of c/l Cromwell
Bridge Road
9th Election District
6th Councilmanic
Legal Owner(s):
Gleneagles, Inc.
Hearing: Monday,
May 1, 1995 at 9:00 a.m.
in Rm. 118, Old
Courthouse.

Variance to permit a minimum 25-foot distance between all buildings in lieu of the required 60 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.
4/130 April 13.

TOWSON, MD.,

April 14, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 13, 1995

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-341-A

Account: R-001-6160

Number

Date

4/27/95

check # 1029

Glenview, Inc. -- 508 Glenview Ct.

1200 - 0000 - 000000 - H. 25.000

1200 - 0000 - 000000

H. 25.000

Total -- H. 50.000

MAILED

Please Make Checks Payable To: Baltimore County

Cashier Validation


ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 329

Petitioner: Glencagles, Inc.

Location: 808 Glencagles Court

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Benjamin Bronstein, Esquire

ADDRESS: 29 W. Susquehanna Ave, Ste. 205
Towson, Maryland 21204

PHONE NUMBER: 296-0200

TO: PUTIXENT PUBLISHING COMPANY
April 13, 1995 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esq.
29 W. Susquehanna Avenue, #205
Towson, MD 21204
296-0200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-341-A (Item 329)
808 Gleneagles Court
W/S Gleneagles Court, 600' N of c/l Cromwell Bridge Road
9th Election District - 6th Councilmanic
Legal Owner: Gleneagles, Inc.
HEARING: MONDAY, MAY 1, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a minimum 25-foot distance between all buildings in lieu of the required 60 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 7, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-341-A (Item 329)
808 Gleneagles Court
W/S Gleneagles Court, 600' N of c/l Cromwell Bridge Road
9th Election District - 6th Councilmanic
Legal Owner: Gleneagles, Inc.
HEARING: MONDAY, MAY 1, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a minimum 25-foot distance between all buildings in lieu of the required 60 feet.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Gleneagles, Inc.
Benjamin Bronstein, Esq.
Anthony Cortea

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 25, 1995

Benjamin Bronstein, Esquire
29 W. Susquehanna Ave., Suite 205
Towson, Maryland 21204

RE: Item No.: 329
Case No.: 95-341-A
Petitioner: Gleneagles, Inc.

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director ^A
Office of Planning and Zoning

DATE: April 13, 1995

SUBJECT: 808 Gleneagles Court

INFORMATION:

Item Number: 329
Petitioner: Gleneagles, Inc.
Property Size: _____
Zoning: ML-IM & MR-IM
Requested Action: Variance
Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Variance to permit a minimum 25' distance between buildings in lieu of the required 60'.

The Development Review Committee granted a limited exemption for this development on November 12, 1994.

Should the applicant's request be granted, staff recommends that a condition be placed in the Order restricting the erection of any sign visible from the Baltimore Beltway.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kenna

PK/JL

JW

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director April 20, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #329 - Siena E-Z Store
808 Gleneagles Court
Zoning Advisory Committee Meeting of April 10, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Development must comply with Forest Conservation Regulations.

✓
JLP:TJL:sp

SIENA/DEPRM/TXTSBP

RECEIVED
APR 24 1995
ZADM

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: April 17, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for April 17, 1995
Items 329, 331, 332, 333, 334, 336, 337, 338
339 and 316 revised

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 04/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: GLENEAGLES, INC.

LOCATION: W/S GLENEAGLES CT., 600' N OF CENTERLINE CROMWELL BRIDGE RD.
(808 GLENEAGLES COURT - SIENA E-2 STORE.)

Item No. 329

Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED
APR 12 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

4-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 329 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Microfilm

**PETITION PROBLEMS
AGENDA OF APRIL 10, 1995**

#329 --- MJK

1. No telephone number for legal owner.

#330 --- MJK

1. No telephone number for legal owner.
2. Need power of attorney for personal representative (see Mitch's memo in file).
3. Petition was changed and initialed by "P.L." - Who is this person?

#334 --- CAM

1. No councilmanic district on folder.
2. No item number on petition forms.
3. No estimated posting date on petition form.

#335 --- CAM

1. No estimated posting date on petition form.
2. Notary section is incomplete.

#336 --- JJS

1. "Charles Way" is one word - "Charlesway".

#337 --- JCM

1. No telephone number for legal owner.
2. Need typed or printed name and title of person signing for contract purchaser.
3. Need authorization for person signing for contract purchaser.
4. Petitioner was not given copy of receipt; receipt left in folder.

#338 --- JCM

1. Petitioner was not given copy of receipt; receipt left in folder.

#339 --- JLL

1. Notary section is incomplete; only one signature was notarized.

RE: PETITION FOR VARIANCE
808 Gleneagles Court, W/S Gleneagles Ct,
600' N of c/l Cromwell Bridge Road
9th Election District, 6th Councilmanic

Gleneagles, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-341-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of April, 1995, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Sen. Franke
David L. Ladd
Chad Pittenger

29 W. Susquehanna Ave
21 Governor's Ct.
12011 Whitford Rd, Annapolis, MD

LEGEND

- FOREST BUFFER LIMIT
- BUILDING RESTRICTION LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED FOREST
- PROPOSED BALTIMORE COUNTY ACCESS EASEMENT
- LIMITS OF DISTURBANCE
- SOILS LINE
- PROPOSED MAJOR DECIDUOUS TREE
- PROPOSED MINOR DECIDUOUS TREE
- PROPOSED EVERGREEN
- PROPOSED SHRUB

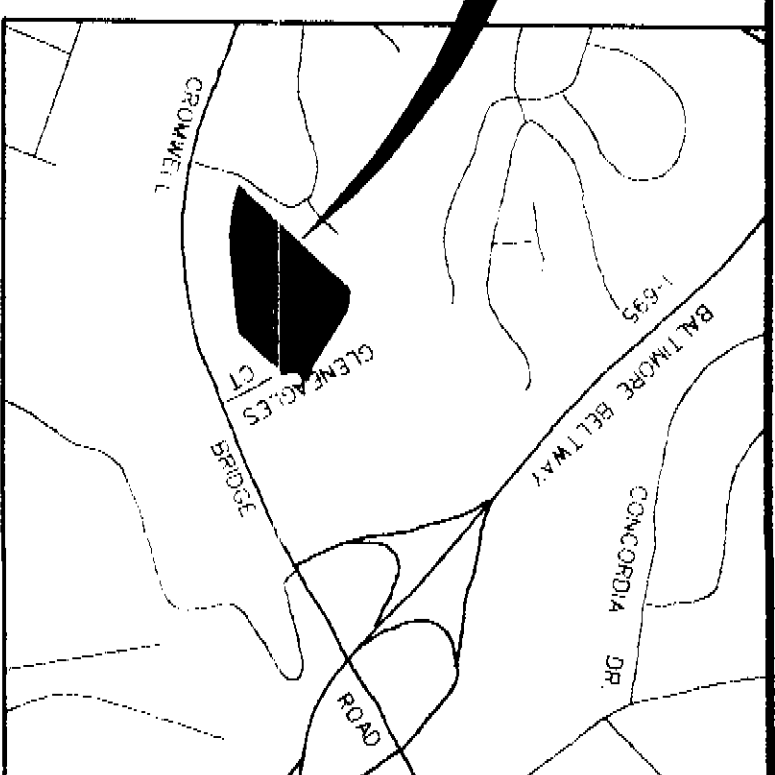
STANDARD FOREST BUFFER NOTES

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT EXCEPT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE CONSERVATION EASEMENT AND FOREST CONSERVATION EASEMENT OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

PROPOSED FOREST CONSERVATION EASEMENT 2.0 AC.

R-25.00 1.55 45° CHD-S 84°54.3' E 55.00'

SITE



VICINITY MAP
SCALE 1"=500'

EXISTING EDGE OF WOODED AREA TO REMAIN
PROPOSED LIMITS OF DISTURBANCE

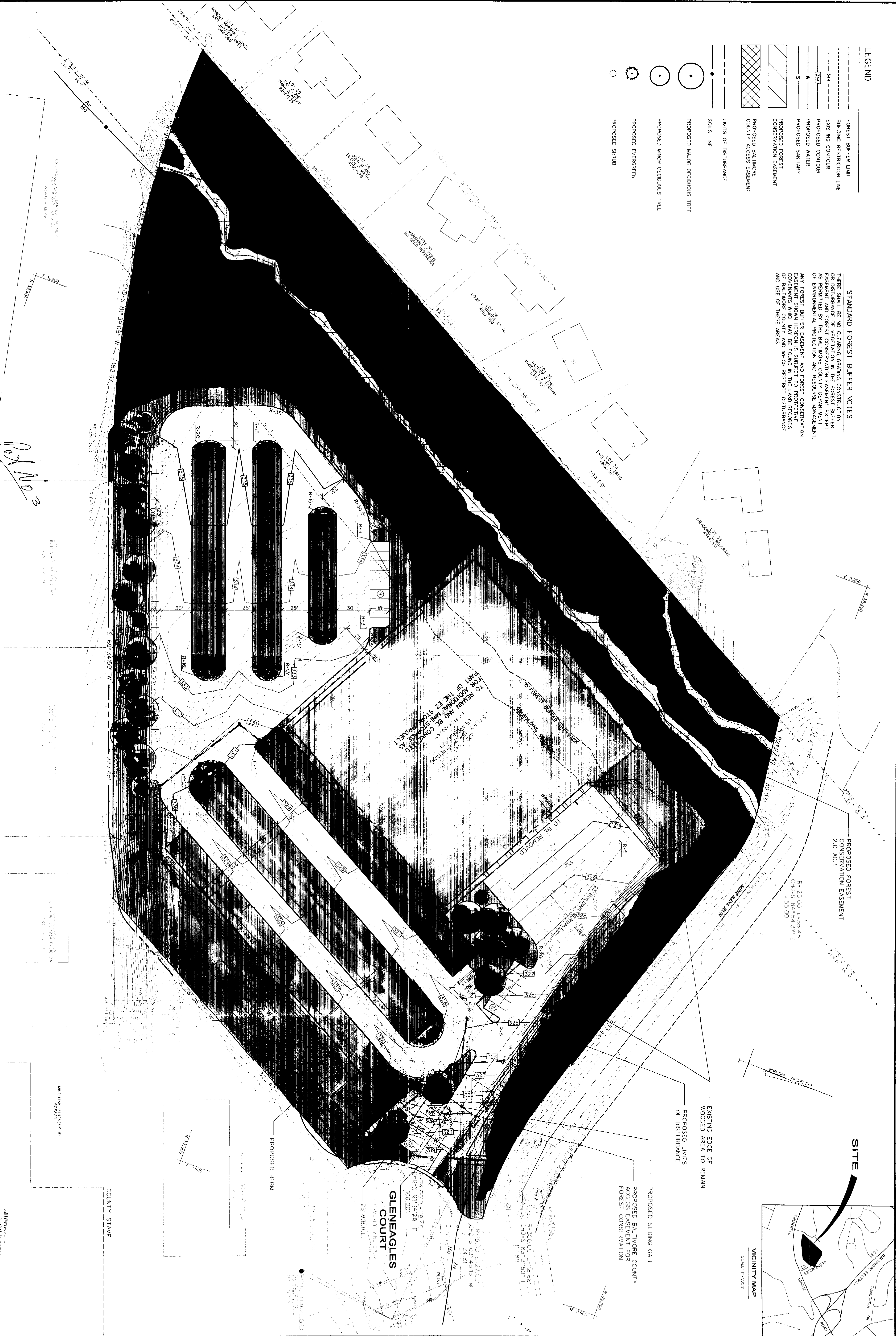
PROPOSED SLIDING GATE
PROPOSED BALTIMORE COUNTY ACCESS EASEMENT FOR FOREST CONSERVATION

GLENEAGLES COURT
25 M.B.R.L.

PROPOSED BERM

COUNTY STAMP

ZADM FILE #: X-636



Set No. 3

STV Group

engineers / architects / planners / scientists / construction managers
21 Governor's Court Baltimore, MD 21244-2722 (410) 944-9112

REVISIONS

NO.	DATE	DESCRIPTION
1	3/1/98	PRELIMINARY COMMENTS
2	4/1/98	REVISED EXISTING DRAWING
3	4/1/98	REVISED PRELIMINARY COMMENTS

GRAPHIC SCALE



PLAN PREPARATION

DRAWN BY: T. MILLER	DATE:
DESIGNED BY: R. NASTAS	SCALE: 1"=10'
CHECKED BY:	JOB NO.: 9-9216

DEVELOPMENT PLAN AND PRELIMINARY FOREST CONSERVATION PLAN

SIENA CORPORATION
EZ STORE
No. 804 GLENEAGLES COURT
BALTIMORE COUNTY, MARYLAND

DRAWING NO.

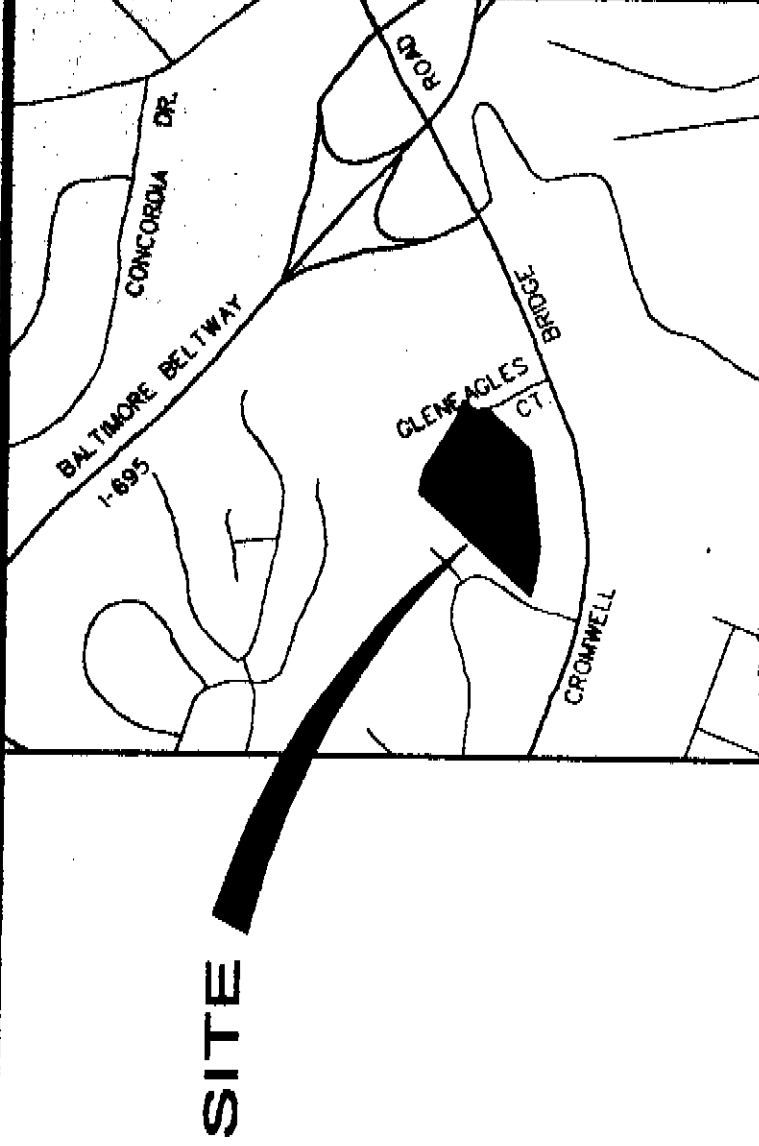
D-1
SHEET NO.
1 of 2

DEVELOPMENT PLAN NOTES

1. APPLICANT: SIENA CORPORATION, SUITE 101, ANNAPOLIS JUNCTION, MARYLAND 20701
OWNER: GLENEAGLES INC., 100 HARTSHORP DRIVE, CHICAGO, IL 60606
ELECTION DISTRICT: 9
CENSUS TRACT: 8003.02
2. SITE DATA
A. EXISTING USE: ABANDONED WAREHOUSE AND MACADAM PARKING LOT
PROPOSED USE: MINI-STORAGE FACILITY
B. CURRENT ZONING AND ACREAGE
MR-1M (MANUFACTURING, LIGHT - INDUSTRIAL, MAJOR)
NET ACREAGE = 75,000.16 S.F. OR 6.68 AC.±
MR-1M (MANUFACTURING, LIGHT - INDUSTRIAL, MAJOR)
NET ACREAGE = 290,874.61 S.F.± OR 6.67 AC.±
TOTAL ACREAGE = 365,874.77 S.F.± OR 8.35 AC.±
C. PARKING REQUIRED
OFFICE: 2440 S.F. @ 3.3 SP/1000 S.F. = 7.35 SPACES
RESIDENCE: 1 DWELLING UNIT @ 2 SP/UNIT = 2 SPACES
TOTAL PARKING REQUIRED = 9.35 SPACES
PARKING PROVIDED = 11 SPACES
ALL PARKING SPACES SHALL BE PERMANENTLY SURFACED. ALL PAVING SHALL BE PAVED WITH A DURABLE, BUSABLE, AND PROPERLY DRAINED SURFACE MAINTAINED SO AS NOT TO CREATE ANY UNDESIRABLE CONDITIONS.
D. FLOOR AREA RATIO ALLOWED:
MR-1M - 0.6
ML-1M - 2.0
FLOOR AREA RATIO PROPOSED: 0.25
F. USED REFERENCE: 4552.7 S.F.
TAX ACCOUNT NUMBER: 3-0810240001
3. BUILDING SETBACKS:
ML-1M (MANUFACTURING, LIGHT)
FRONT: 25' FROM PROPERTY LINE AND 50' FROM CENTERLINE OF STREET
SIDE & REAR: 30'
MR-1M (MANUFACTURING RESTRICTED)
FRONT: 50'
SIDE: 50' SUM OF BOTH SIDE YARDS NOT LESS THAN 80'
REAR: 40'
PROXIMITY OF STRUCTURES TO RESIDENTIAL ZONE NOT LESS THAN 100'
4. EXISTING SITE ADDRESS: 808 GLENEAGLES COURT
THE DEVELOPMENT REVIEW COMMITTEE (DRC) GRANTED A LIMITED EXEMPTION UNDER DEVELOPMENT REVIEW (DVR) TO THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS FOR THIS DEVELOPMENT. THE DRC GRANTED THE EXEMPTION ON NOVEMBER 12, 1994.
ALL BUILDINGS WILL BE ONE STORY. EXISTING BUILDING HEIGHT = 18.65'
PREVIOUS COMMERCIAL PERMITS:
10. ZONING MAP NO.: NE 10-B.
11. ALL BUILDINGS IN THIS DEVELOPMENT WILL BE USED FOR MINI-STORAGE / WAREHOUSING.

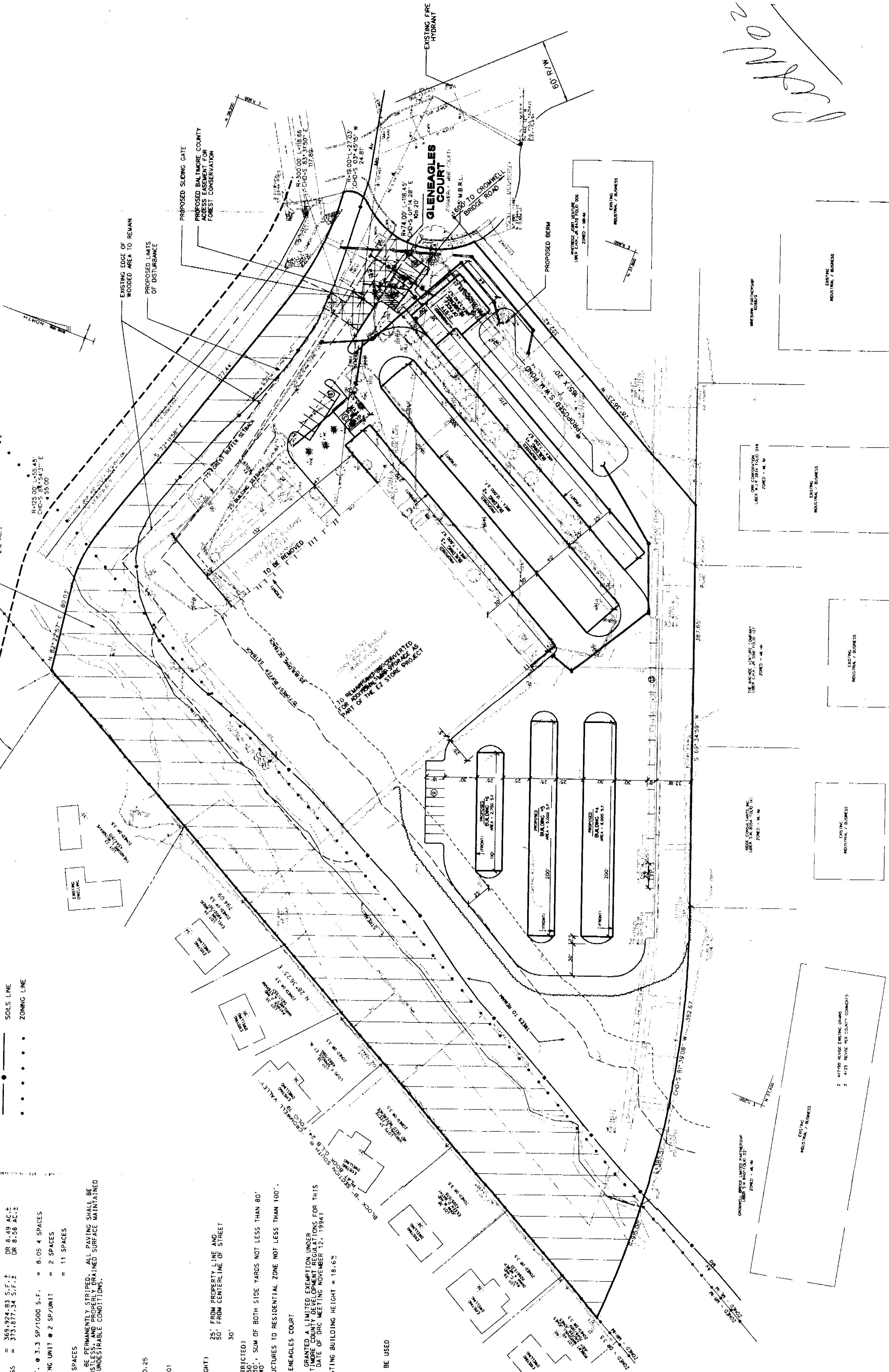
LEGEND

- FOREST BUFFER LIMIT
- BUILDING RESTRICTION LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED BALTIMORE COUNTY ACCESS EASEMENT
- SOILS LINE
- ZONING LINE

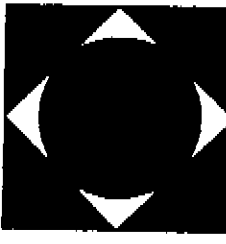


VICINITY MAP

SCALE: 1"=1,000'



MICROFILMED



STV Group

engineers / architects / planners / scientists / construction managers
21 Governor's Court Baltimore, MD 21244-2722 (410) 944-9112

REVISIONS

NO.	DATE	DESCRIPTION
1	3/20	PER OWNER'S COMMENTS
2	5/11	PER COUNTY COMMENTS

PLAN PREPARATION

DRAWN BY: T. KILLMEYER	DATE: 3/16/95
DESIGNED BY: AK GREEN	SCALE: 1" = 50'
CHECKED BY:	JOB NO.: 61-9216

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

SIENA CORPORATION
No. 808 GLENEAGLES COURT
BALTIMORE, MARYLAND

DRAWING NO.
V-1

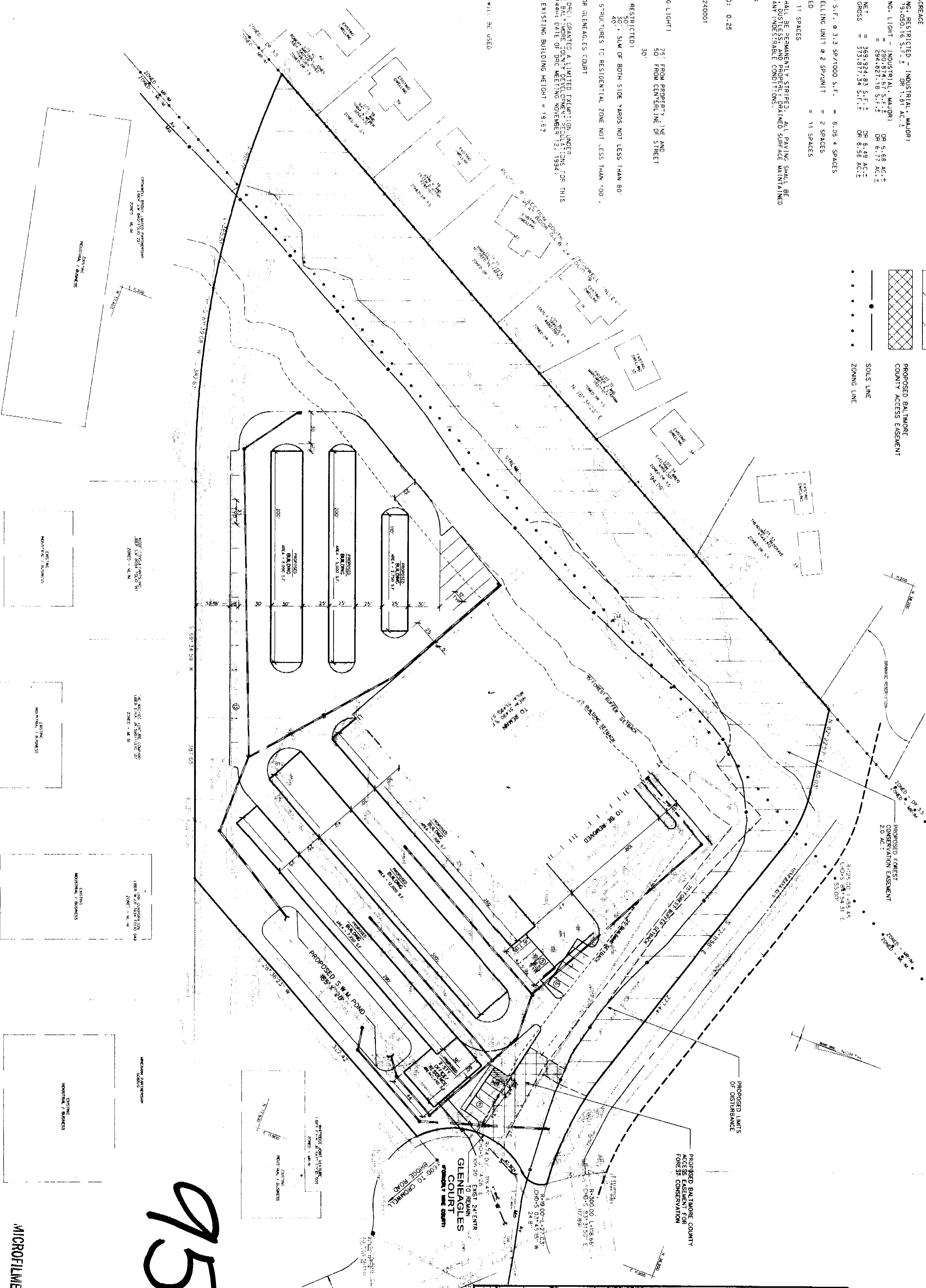
SHEET NO.
1 of 1

DEVELOPMENT PLAN NOTES

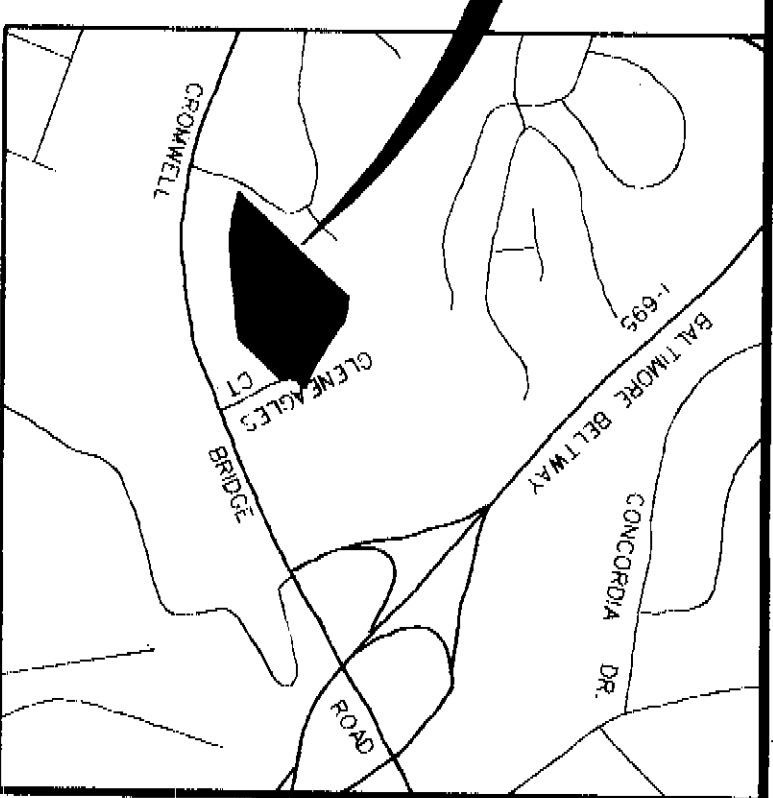
1. APPLICANT: SIENA CORPORATION
1201 COLLIER ROAD, SUITE 101
ANNAPOLIS, MARYLAND 20701
OWNER: GLENEAGLES PARTNERS & MARK
101 N. WACKER DRIVE
CHICAGO, IL 60606
2. SECTION DISTRICT: 6
CENSUS TRACT: 4903.02
3. SITE DATA
A. EXISTING USE: ABANDONED WAREHOUSE AND MEDIUM PARKING LOT
B. PROPOSED ZONING AND ACREAGE
ML-1M - (MANUFACTURING, RESTRICTED - INDUSTRIAL, MAJOR)
NET ACREAGE = 19,050.16 S.F. ± OR 1.81 AC. ±
ML-1M - (MANUFACTURING, LIGHT - INDUSTRIAL, MAJOR)
NET ACREAGE = 254,827.18 S.F. ± OR 5.88 AC. ±
GROSS ACREAGE = 264,827.18 S.F. ± OR 6.77 AC. ±
TOTAL ACREAGE = 369,924.83 S.F. ± OR 8.49 AC. ±
GROSS = 373,871.34 S.F. ± OR 8.58 AC. ±
C. PARKING REQUIRED
OFFICE: 2440 S.F. @ 3.3 SP/1000 S.F. = 8.06 X SPACES
RESIDENCE: 1 DWELLING UNIT @ 2 SP/UNIT = 2 SPACES
TOTAL PARKING REQUIRED = 11 SPACES
PARKING PROVIDED = 11 SPACES
ALL PARKING SPACES SHALL BE PERMANENTLY STRIPPED. ALL PAVING SHALL BE
SO AS NOT TO CREATE ANY UNDESIRABLE CONDITIONS.
D. FLOOR AREA RATIO ALLOWED:
ML-1M = 2.0
FLOOR AREA RATIO PROPOSED: 0.25
4. DEED REFERENCE: 4892 / 556
TAX ACCOUNT NUMBER: 5-091020001
5. BUILDING SETBACKS:
ML-1M (MANUFACTURING LIGHT)
FRONT: 55' FROM PROPERTY LINE AND
55' FROM CENTERLINE OF STREET
SIDE & REAR: 30'
ML-1M (MANUFACTURING RESTRICTED)
FRONT: 30' SLW OF BOTH SIDE YARDS NOT LESS THAN 80'
SIDE: 30' SLW OF BOTH SIDE YARDS NOT LESS THAN 80'
PROXIMITY OF STRUCTURES TO RESIDENTIAL ZONE NOT LESS THAN 100'.
6. EXISTING SITE ADDRESS: 808 GLENEAGLES COURT
7. THE DESIGNING REVIEW COMMITTEE HAS GRANTED A LIMITED FLOORING FOR THIS
DEVELOPMENT. DEED NUMBER 114441 DATE OF DEC. 11/14/91 NOVEMBER 12, 1994.
8. ALL BUILDINGS WILL BE ONE STORY. EXISTING BUILDING HEIGHT = 19.63'
9. PREVIOUS COMMERCIAL PERMITS:
10. ZONING MAP NO. 1 NE 10-B.
11. ALL BUILDINGS IN THIS DEVELOPMENT WILL BE USED
FOR MINI STORAGE / WAREHOUSING.

LEGEND

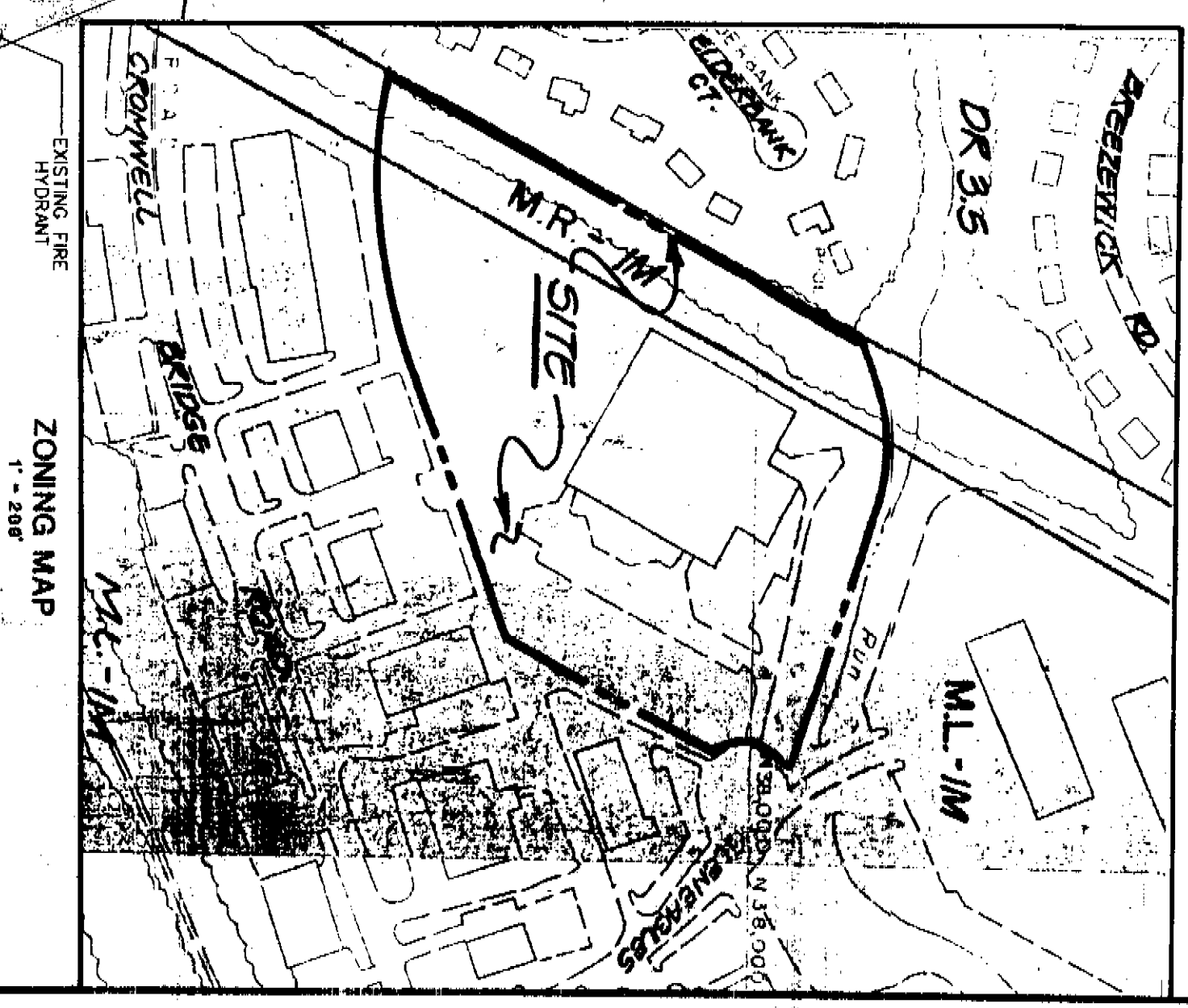
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- BUILDING RESTRICTION LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED BALTIMORE COUNTY ACCESS EASEMENT
- SOLS LINE
- ZONING LINE



SITE



VICINITY MAP
SCALE 1"=1000'



ZONING MAP
1"=200'

REVISIONS

NO.	DATE	DESCRIPTION
1	3/20	PER OWNERS COMMENTS

PLAN PREPARATION

DRAWN BY: T. KILMEYER	DATE: 3/16/95
DESIGNED BY: JAC. GREEN	SCALE: 1"=50'
CHECKED BY:	JOB NO.: 61-9216

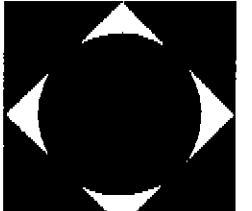
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

SIENA CORPORATION
NO. 808 GLENEAGLES COURT
BALTIMORE, MARYLAND

DRAWING NO. V-1

SHEET NO. 1 of 1

STV Group
engineers / architects / planners / scientists / construction managers
21 Governor's Court Baltimore, MD 21244-2722 (410) 944-9112



MICROFILMED

PRINTED
MAR 28 1995



95-341-A

IN RE: PETITION FOR ZONING VARIANCE
W/S Gleneagles Court, 600 ft. N
of c/l Cromwell Bridge Road
808 Gleneagles Court
9th Election District
6th Councilmanic District
Gleneagles, Inc., et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-341-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 808 Gleneagles Court near Cromwell Bridge Road and the Baltimore Beltway (I-695), in Towson. The Petition is filed by Gleneagles, Inc., property owner, and the Siena Corporation, Contract Purchaser. Variance relief is requested from Sections 255.1 (238.1) (238.2) and 102.2 of the Baltimore County Zoning Regulations (BCZR) to permit a minimum 25 ft. distance between all buildings in lieu of the required 60 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit Nos. 1, 2 and 3, the plats to accompany the Petition for Variance. Petitioners' Exhibit No. 3, a colorized plat, contains final revisions to the site plan dated March 2, 1995, April 7 and April 25, 1995.

Appearing at the requisite public hearing was Craig Pittinger on behalf of the Siena Corporation. Also present was Deborah Whittle from the STV Group, the consulting firm which prepared the site plan. The Petitioners were represented by Benjamin Bronstein, Esquire. There were no Protestants or other interested persons present.

As noted above, the subject site is located near Cromwell Bridge Road, not far from the Baltimore Beltway. The property is approximately 1.818 acres in size and is zoned M.L. Presently, the site is improved with a large one story brick building which was formerly used as the Gleneagles

Men's Wear warehouse/outlet. The building is now vacant. The Siena Corporation proposes acquiring the building and converting same to a warehouse facility. The proposed facility is similar to other public warehouses which exist in Baltimore County. Renters can lease space of varying sizes in order to store household or business goods.

As shown on the site plan, the existing building space will be utilized for storage. Also to be constructed are six long narrow buildings which will contain individual storage units. The site plan also shows that the site contains significant area of forest buffers, stream and wetlands. There is also limited frontage to the site from a public road (Gleneagles Court).

Based on these unique characteristics, the Petitioners request a variance to construct warehouse buildings within 25 ft. of one another in lieu of the required 60 ft. This proposed layout is similar to the layout of other warehouse facilities in the County. Moreover, it appears justified based on the unique character of the property including the natural topographical features thereof.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded that the requested relief should be granted. I will require the Petitioners to comply with the standard comment offered by the Department of Environmental Protection and Resource Management (DEPRM) dated April 20, 1995. That agency requests compliance with its standards in view of the environmentally sensitive areas on site.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of May, 1995 that a variance from Sections 255.1 (238.1

- 2 -

(238.2) and 102.2 of the Baltimore County Zoning Regulations (BCZR) to permit a minimum 25 ft. distance between all buildings, in lieu of the required 60 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comment dated April 20, 1995.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:mmn

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 2, 1995

Benjamin Bronstein, Esquire
Evans, George and Bronstein
Susquehanna Building, Suite 205
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: Case No. 95-341-A
Petition for Variance
Gleneagles, Inc., et al, Petitioners
Location: 808 Gleneagles Court

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn

att:
cc: Deborah Whittle, STV Group
cc: Mr. Craig Pittinger, The Siena Corp.

Printed with Soy-based Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 808 Gleneagles Court
which is presently zoned ML-1M MR-1M

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 255.1 and (238.1) (238.2) and 102.2 to permit a minimum 25 ft distance between all buildings in lieu of the required 60 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Configuration of the property
2. And such other and further reasons as may be demonstrated at the time of hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Signature

Address

City

State

Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Gleneagles, Inc.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Signature

Address

City

State

Zipcode

Signature

Address

City

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City

Baltimore County Government
Office of Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-341-A

Account: R-001-6190

Number: _____

Date: 4/20/95

111 West Chesapeake Avenue
Towson, MD 21204

Please Make Checks Payable to Baltimore County

Casler Validation

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 329

Petitioner: *Glennegles, Inc.*

Location: *808 Glennegles Court*

PLEASE FORWARD ADVERTISING BILL TO:

NAME: *Benjamin Bronstein, Esquire*

ADDRESS: *29 W. Susquehanna Ave., Suite 205*
Towson, Maryland 21204

PHONE NUMBER: *296-0200*

AJ:ggg (Revised 04/09/93)

TO: POTENTIAL PUBLISHING COMPANY
April 13, 1995 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esq.
29 W. Susquehanna Avenue, #205
Towson, MD 21204
296-0200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-341-A (Item 329)
808 Glennegles Court
W/S Glennegles Court, 600' N of c/l Cromwell Bridge Road
9th Election District - 6th Councilmanic
Legal Owner: Glennegles, Inc.
HEARING: MONDAY, MAY 1, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a minimum 25-foot distance between all buildings in lieu of the required 60 feet.

LAWRENCE E. SCHWIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

April 7, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-341-A (Item 329)
808 Glennegles Court
W/S Glennegles Court, 600' N of c/l Cromwell Bridge Road
9th Election District - 6th Councilmanic
Legal Owner: Glennegles, Inc.
HEARING: MONDAY, MAY 1, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a minimum 25-foot distance between all buildings in lieu of the required 60 feet.

Carl Jablon
Arnold Jablon
Director

cc: Glennegles, Inc.
Benjamin Bronstein, Esq.
Anthony Cortal

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soy-based Ink on Recycled Paper

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

April 25, 1995

Benjamin Bronstein, Esquire
29 W. Susquehanna Ave., Suite 205
Towson, Maryland 21204

RE: Item No.: 329
Case No.: 95-341-A
Petitioner: Glennegles, Inc.

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soy-based Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration & Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: April 13, 1995

SUBJECT: 808 Glennegles Court

INFORMATION:

Item Number: 329

Petitioner: *Glennegles, Inc.*

Property Size: _____

Zoning: *ML-1M & MR-1M*

Requested Action: *Variance*

Hearing Date: *1/1*

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Variance to permit a minimum 25' distance between buildings in lieu of the required 60'.

The Development Review Committee granted a limited exemption for this development on November 12, 1994.

Should the applicant's request be granted, staff recommends that a condition be placed in the Order restricting the erection of any sign visible from the Baltimore Beltway.

Prepared by: *Jeffrey W. Wilson*

Division Chief: *Carol L. Kraso*

PK/JL

ITEM329/PZOMB/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #329 - Siena E-Z Store
808 Glennegles Court
Zoning Advisory Committee Meeting of April 10, 1995

April 20, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Development must comply with Forest Conservation Regulations.

JLP:TJL:sp
SIENA/DEPRM/TXTSRP

RECEIVED
APR 24 1995
ZADM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for April 17, 1995
Items 329, 331, 332, 333, 334, 336, 337, 338
339 and 316 revised

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:aw

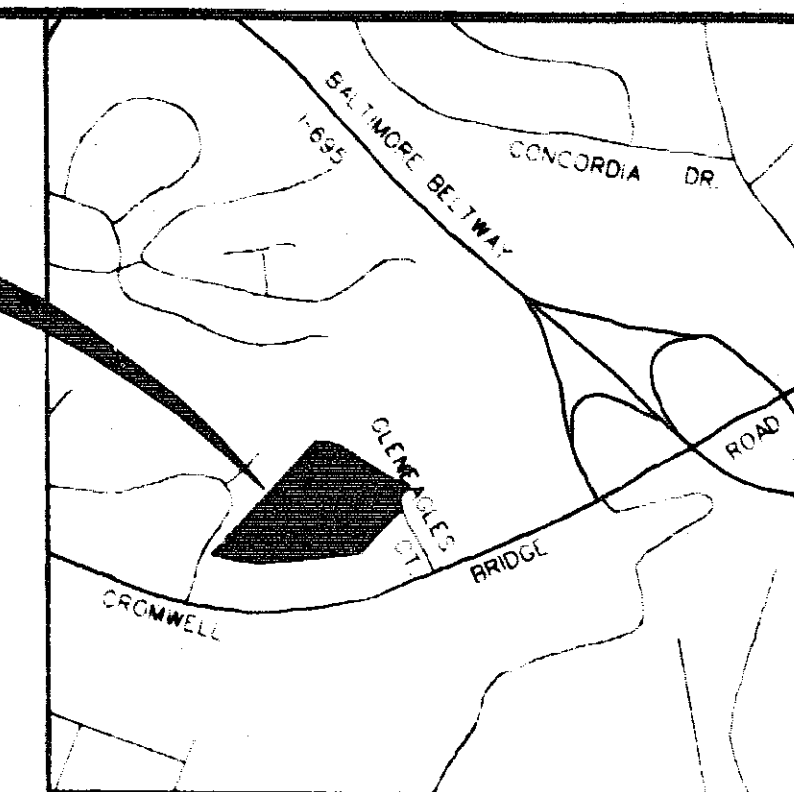
DEVELOPMENT PLAN NOTES

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12011 GUILFORD ROAD, SUITE 101
ANNAPOLIS JUNCTION, MARYLAND 20701
OWNER: GLENEAGLES, INC.
C/O HART, SHAFNER & MARX
101 N. WACKER DRIVE
CHICAGO, IL 60606
- ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 6
CENSUS TRACT: 4903.02
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TOTAL PARKING REQUIRED = 11 SPACES
PARKING PROVIDED = 11 SPACES
ALL PARKING SPACES SHALL BE PERMANENTLY STRIPPED. ALL PAVING SHALL BE PAVED WITH A DURABLE, DUSTLESS, AND PROPERLY DRAINED SURFACE MAINTAINED SO AS NOT TO CREATE ANY UNDESIRABLE CONDITIONS.
 - FLOOR AREA RATIO ALLOWED:
MR-1M = 0.6
ML-1M = 2.0
FLOOR AREA RATIO PROPOSED: 0.25
 - DEED REFERENCE: 4552 / 556
TAX ACCOUNT NUMBER: 9-0910240001
 - BUILDING SETBACKS:
ML-1M (MANUFACTURING LIGHT)
FRONT: 25' FROM PROPERTY LINE AND 50' FROM CENTERLINE OF STREET
SIDE & REAR: 30'
MR-1M (MANUFACTURING RESTRICTED)
FRONT: 50'
SIDE: 20' - SUM OF BOTH SIDE YARDS NOT LESS THAN 80'
REAR: 40'
PROXIMITY OF STRUCTURES TO RESIDENTIAL ZONE NOT LESS THAN 100'
 - EXISTING SITE ADDRESS: FOR GLENEAGLES COURT
 - THE DEVELOPMENT REVIEW COMMITTEE (DRC) GRANTED A LIMITED EXEMPTION UNDER SECTION 26-171 (C) (1) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS FOR THIS DEVELOPMENT. (DRC NUMBER 111444; DATE OF DRC MEETING NOVEMBER 12, 1994)
 - ALL BUILDINGS WILL BE ONE STORY. EXISTING BUILDING HEIGHT = 18.6' PROPOSED BUILDING HEIGHT =
 - PREVIOUS COMMERCIAL PERMITS:
 - ZONING MAP NO.: NE 10-B.
 - ALL BUILDINGS IN THIS DEVELOPMENT WILL BE USED FOR MINI-STORAGE / WAREHOUSING.

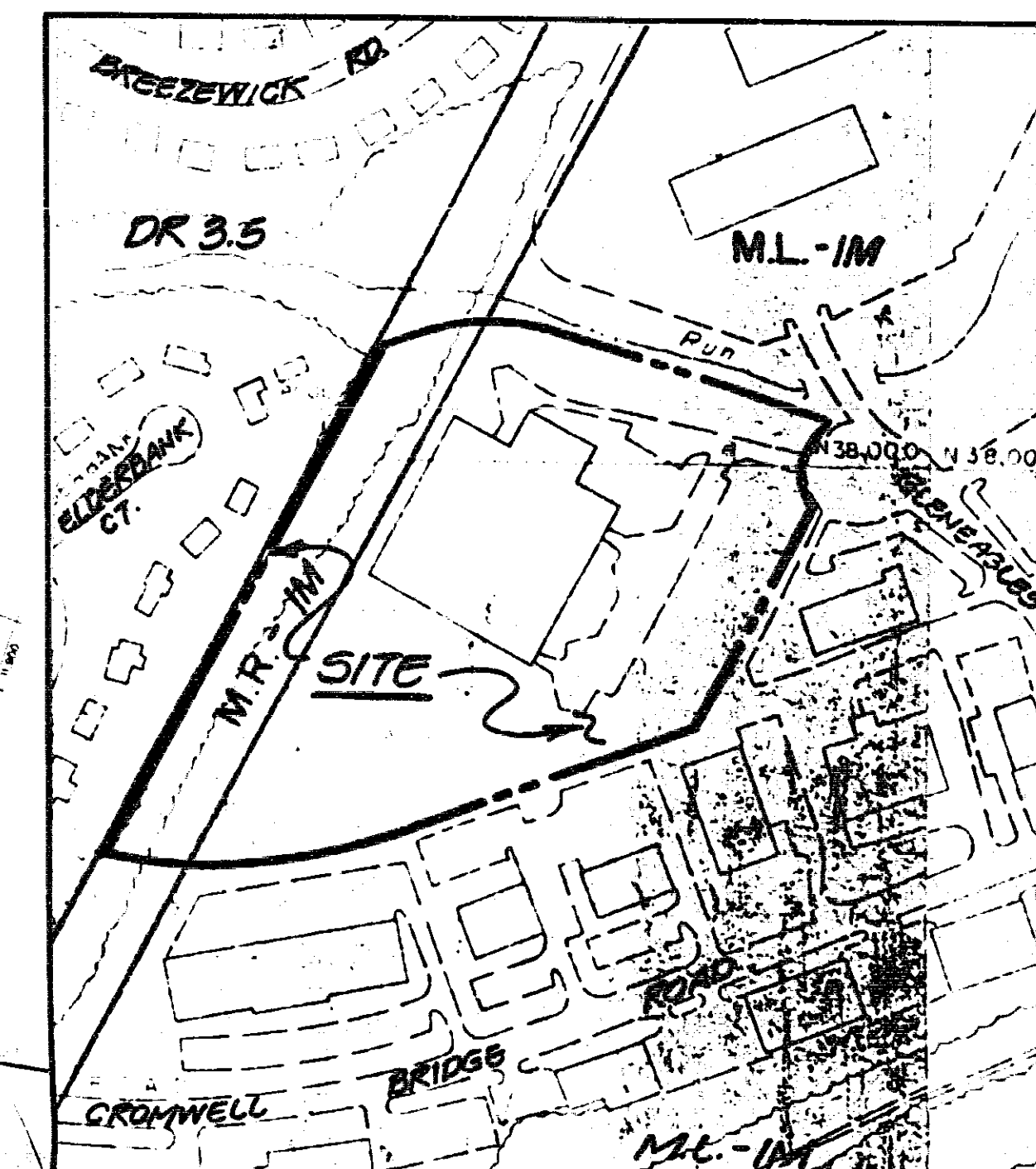
LEGEND

- FOREST BUFFER LIMIT
- BUILDING RESTRICTION LINE
- 344
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED BALTIMORE COUNTY ACCESS EASEMENT
- SOILS LINE
- ZONING LINE

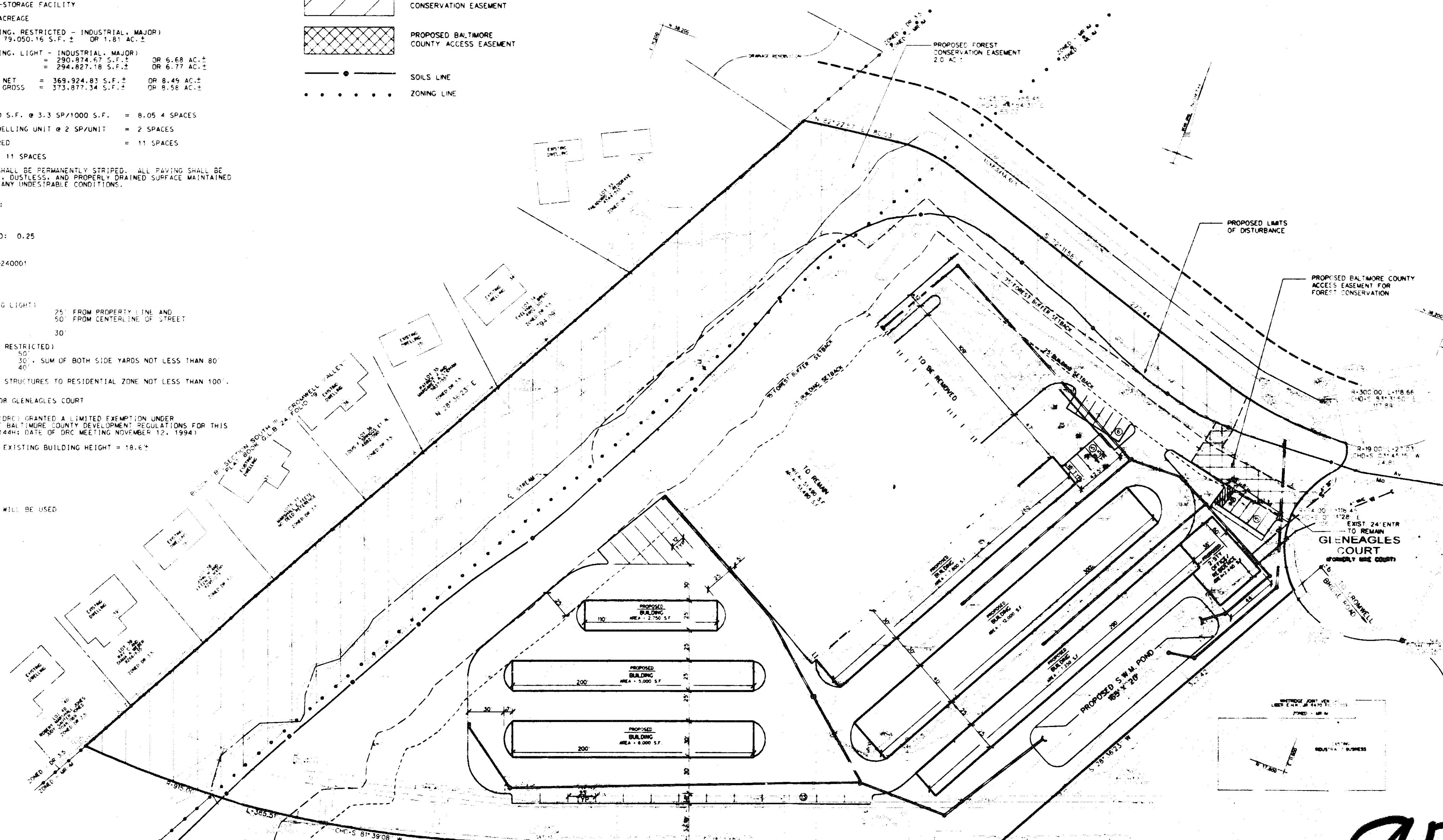
SITE



VICINITY MAP
SCALE: 1" = 1000'



ZONING MAP
1" = 200'

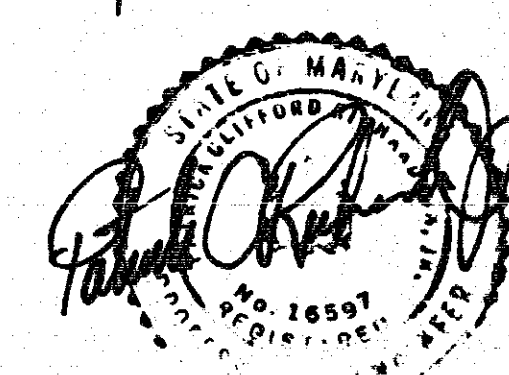


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PRINTED

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REVISIONS

NO.	DATE	DESCRIPTION
1	3/20	PER OWNERS COMMENTS

PLAN PREPARATION

DRAWN BY: T. KILLMEYER	DATE: 3/16/95
DESIGNED BY: AK GREEN	SCALE: 1" = 50'
CHECKED BY:	JOB NO.: 61-8216

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

SIENA CORPORATION
No. 808 GLENEAGLES COURT
BALTIMORE, MARYLAND

DRAWING NO.
V-1

SHEET NO.
1 of 1



STV Group

engineers / architects / planners / scientists / construction managers
21 Governor's Court Baltimore, MD 21244-2722 (410) 944-9112

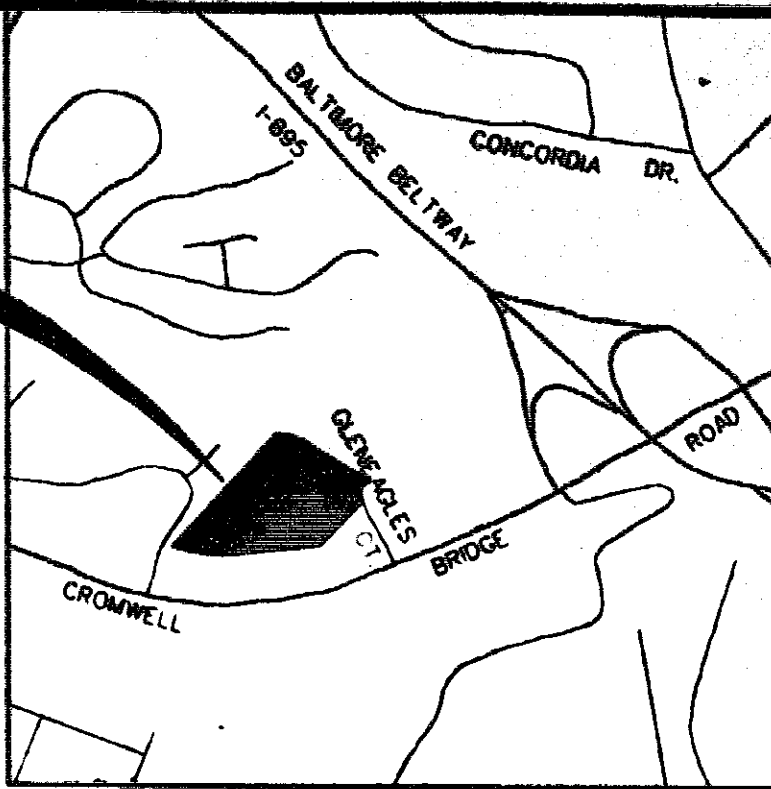
DEVELOPMENT PLAN NOTES

1. APPLICANT: SIENA CORPORATION
12011 GUILFORD ROAD, SUITE 101
ANNAPOLIS JUNCTION, MARYLAND 20701
- OWNER: GLENEAGLES INC.
C/O HART, SCHAFFNER & MARK
101 N. WACKER DRIVE
CHICAGO, IL 60606
2. ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 6
CENSUS TRACT: 4903.02
3. SITE DATA
- A. EXISTING USE: ABANDONED WAREHOUSE AND MACADAM PARKING LOT
PROPOSED USE: MINI-STORAGE FACILITY
- B. CURRENT ZONING AND ACREAGE
- MR-1M - (MANUFACTURING, RESTRICTED - INDUSTRIAL, MAJOR)
NET ACREAGE = 79,050.16 S.F. ± OR 1.81 AC. ±
- ML-1M - (MANUFACTURING, LIGHT - INDUSTRIAL, MAJOR)
NET ACREAGE = 290,874.67 S.F. ± OR 6.68 AC. ±
GROSS ACREAGE = 294,827.19 S.F. ± OR 6.77 AC. ±
- TOTAL ACREAGE - NET = 369,924.83 S.F. ± OR 8.49 AC. ±
GROSS = 373,877.34 S.F. ± OR 8.58 AC. ±
- C. PARKING REQUIRED
- OFFICE: 2440 S.F. @ 3.3 SP/1000 S.F. = 8.05 4 SPACES
RESIDENCE: 1 DWELLING UNIT @ 2 SP/UNIT = 2 SPACES
TOTAL PARKING REQUIRED = 11 SPACES
PARKING PROVIDED = 11 SPACES
- ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED. ALL PAVING SHALL BE PAVED WITH A DURABLE, DUSTLESS, AND PROPERLY DRAINED SURFACE MAINTAINED SO AS NOT TO CREATE ANY UNDESIRABLE CONDITIONS.
- D. FLOOR AREA RATIO ALLOWED:
MR-1M - 0.6
ML-1M - 2.0
FLOOR AREA RATIO PROPOSED: 0.25
4. DEED REFERENCE: 4552 / 556
TAX ACCOUNT NUMBER: 9-0910240001
5. BUILDING SETBACKS:
- ML-1M (MANUFACTURING, LIGHT)
FRONT: 25' FROM PROPERTY LINE AND
50' FROM CENTERLINE OF STREET
SIDE & REAR: 30'
- MR-1M (MANUFACTURING, RESTRICTED)
FRONT: 50'
SIDE: 30', SUM OF BOTH SIDE YARDS NOT LESS THAN 80'
REAR: 40'
PROXIMITY OF STRUCTURES TO RESIDENTIAL ZONE NOT LESS THAN 100'
6. EXISTING SITE ADDRESS: 808 GLENEAGLES COURT
7. THE DEVELOPMENT REVIEW COMMITTEE (DRC) GRANTED A LIMITED EXEMPTION UNDER SECTION 26-171 (b) (9) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS FOR THIS DEVELOPMENT. (DRC NUMBER 11144H) DATE OF DRC MEETING NOVEMBER 12, 1994
8. ALL BUILDINGS WILL BE ONE STORY. EXISTING BUILDING HEIGHT = 18.6' ±
PROPOSED BUILDING HEIGHT =
9. PREVIOUS COMMERCIAL PERMITS:
10. ZONING MAP NO.: ME 10-B.
11. ALL BUILDINGS IN THIS DEVELOPMENT WILL BE USED FOR MINI-STORAGE / WAREHOUSING.

LEGEND

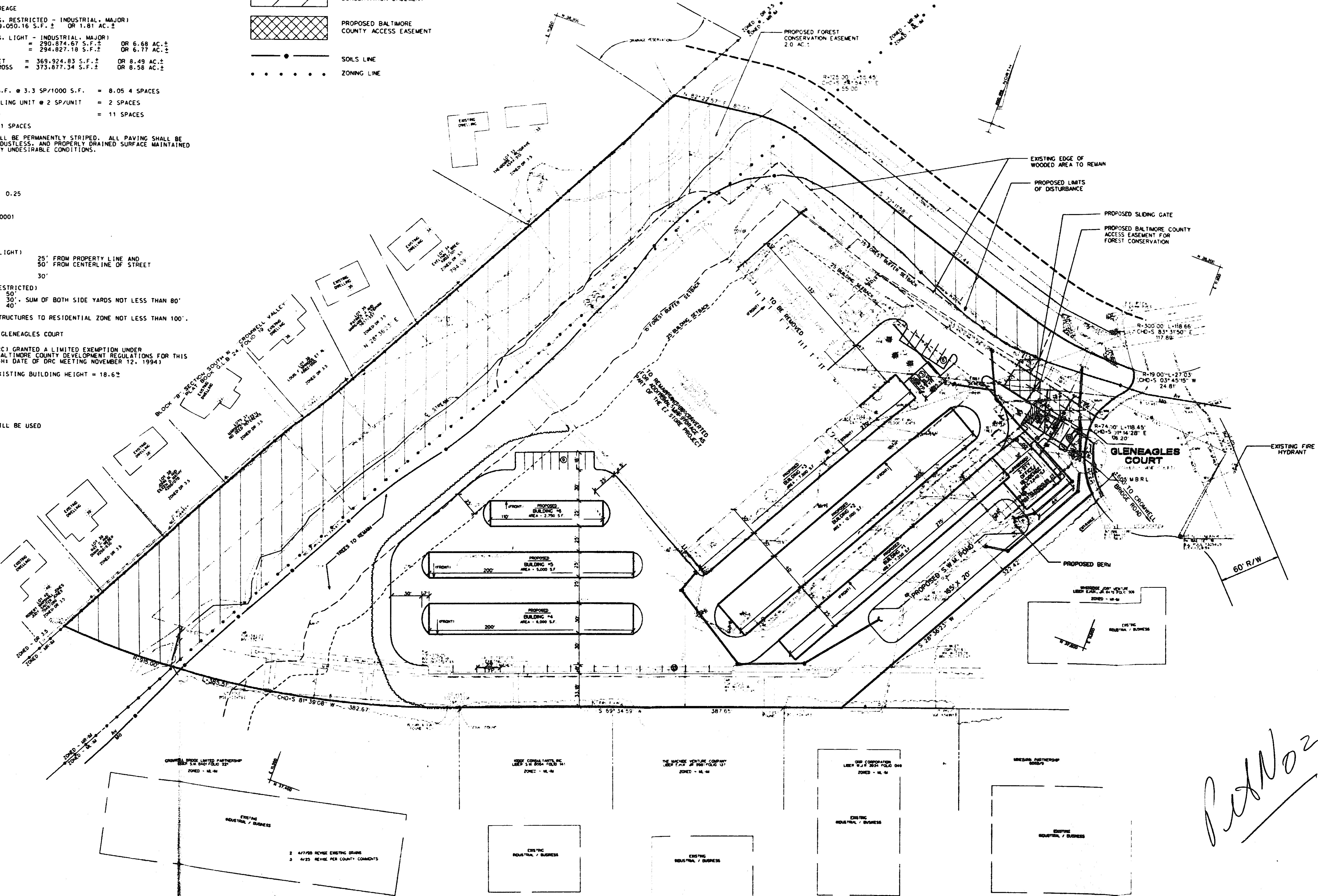
- FOREST BUFFER LIMIT
--- BUILDING RESTRICTION LINE
--- EXISTING CONTOUR
--- PROPOSED CONTOUR
--- PROPOSED WATER
--- PROPOSED SANITARY
--- PROPOSED FOREST CONSERVATION EASEMENT
--- PROPOSED BALTIMORE COUNTY ACCESS EASEMENT
--- SOLS LINE
--- ZONING LINE

SITE



VICINITY MAP

SCALE: 1"=1,000'



Put No 2



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REVISIONS

NO.	DATE	DESCRIPTION
1	3/20	PER OWNER'S COMMENTS
2	5/1	Per County Comments

PLAN PREPARATION

DRAWN BY: T. KILLMEYER	DATE: 3/16/95
DESIGNED BY: AK GREEN	SCALE: 1" = 50'
CHECKED BY:	JOB NO.: 61-9215

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

SIENA CORPORATION
No. 808 GLENEAGLES COURT
BALTIMORE, MARYLAND

DRAWING NO. V-1

SHEET NO. 1 of 1

LEGEND

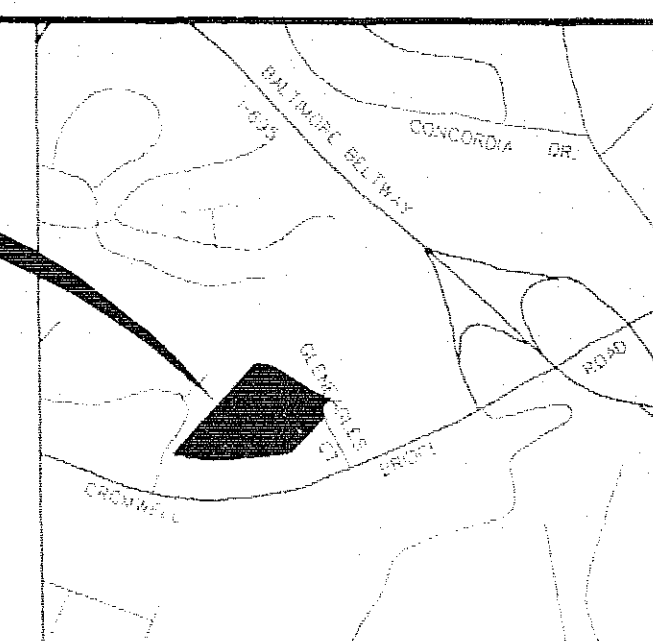
- FOREST BUFFER LIMIT
- BUILDING RESTRICTION LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED BALTIMORE COUNTY ACCESS EASEMENT
- LIMITS OF DISTURBANCE
- SOILS LINE
- PROPOSED MAJOR DECIDUOUS TREE
- PROPOSED MINOR DECIDUOUS TREE
- PROPOSED EVERGREEN
- PROPOSED SHRUB

STANDARD FOREST BUFFER NOTES

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

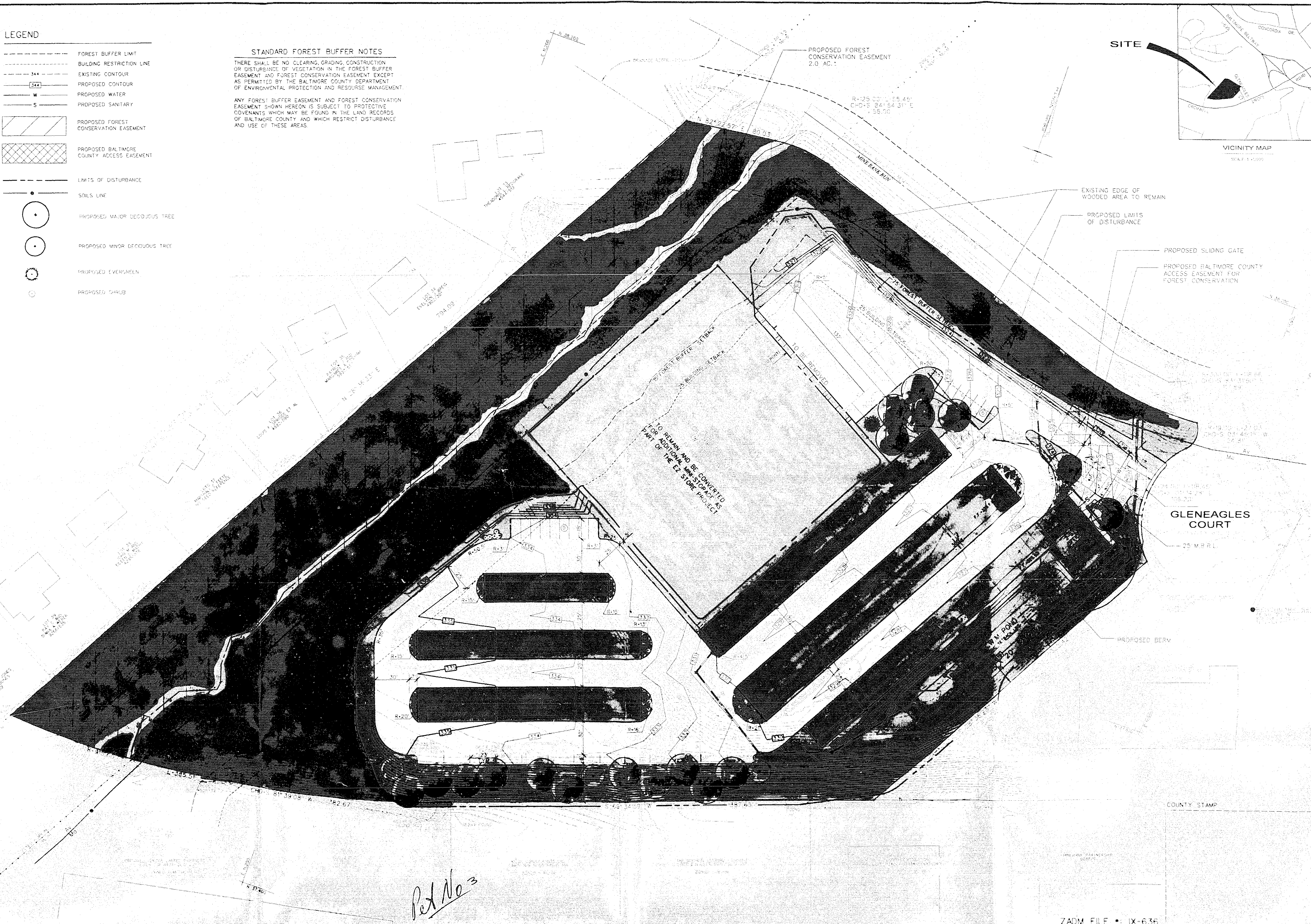
ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

SITE



VICINITY MAP

SCALE: 1"=500'

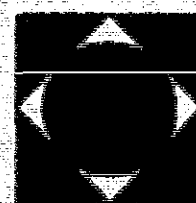


GLENEAGLES COURT

25 M.R.R.L.

COUNTY STAMP

ZADM FILE: IX-636



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REVISIONS

NO.	DATE	DESCRIPTION
1	3/1/98	PER CHIEF OF PROJECT
2	4/7/98	REVISE EXISTING DRAWS
3	4/25	REVISE PER COUNTY COMMENTS



PLAN PREPARATION

DRAWN BY	K. VICTOR	DATE	
DESIGNED BY	R. NASSAR	SCALE	1"=30'
CHECKED BY		DATE	10/1/97

DEVELOPMENT PLAN AND
PRELIMINARY FOREST CONSERVATION PLAN
SIENA CORPORATION
EZ STORE
No 804 GLENEAGLES COURT
ELECTION DISTRICT NO. 9
BALTIMORE COUNTY, MARYLAND

DRAWING NO.
D-1

SHEET NO.
1 of 2